089.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,400 / 754,400
					USE VALUE:	754,400 / 754,400
					ASSESSED:	754,400 / 754,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIU ZHONGJIE
Owner 2:	
Owner 3:	
Street 1:	45 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SIGGENS ROBERT F JR -
Owner 2:	-
Street 1:	45 HEMLOCK STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .211 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1965, having primarily Vinyl Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9185.000	264,000	3,500	486,900	754,400
Total Card	0.211	264,000	3,500	486,900	754,400
Total Parcel	0.211	264,000	3,500	486,900	754,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.25 /Parcel: 462.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56398

GIS Ref

GIS Ref

Insp Date 10/07/18

!7217!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	264,000	3500	9,185.	486,900	754,400		Year end	12/23/2021
2021	101	FV	256,300	3500	9,185.	486,900	746,700		Year End Roll	12/10/2020
2020	101	FV	256,300	3500	9,185.	486,900	746,700	746,700	Year End Roll	12/18/2019
2019	101	FV	192,500	3700	9,185.	493,800	690,000	690,000	Year End Roll	1/3/2019
2018	101	FV	192,500	3700	9,185.	368,600	564,800	564,800	Year End Roll	12/20/2017
2017	101	FV	192,500	3700	9,185.	333,900	530,100	530,100	Year End Roll	1/3/2017
2016	101	FV	192,500	3700	9,185.	320,000	516,200	516,200	Year End	1/4/2016
2015	101	FV	188,200	3800	9,185.	271,300	463,300	463,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:12:49

LAST REV

Date	Time
04/30/19	15:50:17
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7217

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIGGENS ROBERT	66384-248		11/16/2015		500,000	No	No		
SIGGENS ROBERT	61865-210		5/24/2013	Estate/Div		No	No		
	13244-686		7/1/1977		37,000	No	No		Y

USER DEFINED

Prior Id # 1:	56398
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2015	1753	Manual	2,000					
6/11/2014	649	Redo Bat	2,500					
2/15/2013	206	Foundati	14,720					

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2018	MEAS&NOTICE	CC	Chris C
6/26/2014	Info Fm Prmt	PC	PHIL C
1/12/2009	Meas/Inspect	294	PATRIOT
4/8/2000	Inspected	264	PATRIOT
1/26/2000	Measured	163	PATRIOT
8/5/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9185		Sq. Ft.	Site		0	70.	0.76	5									486,887						486,900	

Total AC/HA:	0.21086	Total SF/SM:	9185	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	486,887	Spl Credit		Total:	486,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	9 - Crawl Space		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.29338229
Const Adj.:	0.98539203
Adj $ / SQ:	178.428
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358695
Depreciation:	94696
Depreciated Total:	264000

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

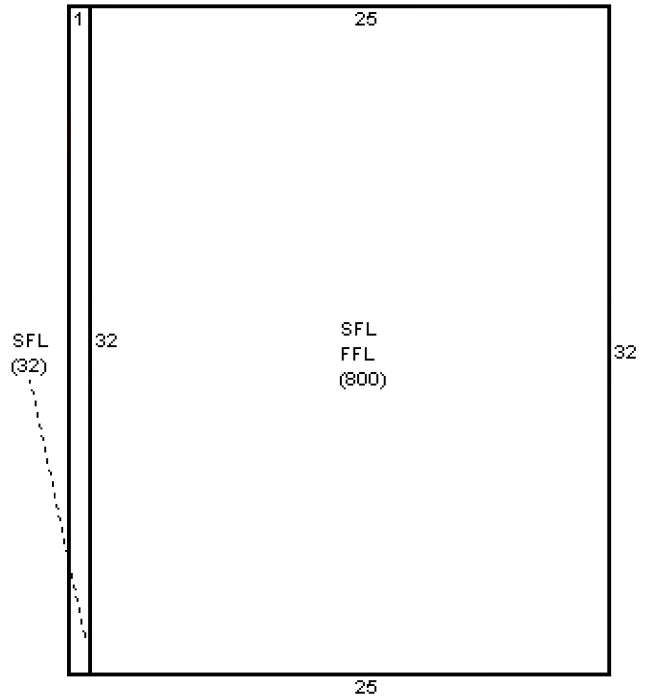
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.43
Special Features:	0	Val/Su Net:	161.76
Final Total:	264000	Val/Su SzAd	161.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	832	178.430	148,452
FFL	First Floor	800	178.430	142,743

Net Sketched Area:	1,632	Total:	291,195
Size Ad	1632	Gross Area	1632	FinArea	1632
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
8	Pool A-O	D	Y	1	24	A	AV	1990	50.52	T	23.2	101			900			900
2	Frame Shed	D	Y	1	12x12	A	AV	1990	0.00	T	23.2	101						
22	Wood Deck	D	Y	1	400	A	AV	1990	8.50	T	23.2	101			2,600			2,600

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500

IMAGE

AssessPro Patriot Properties, Inc